

DISTRICT II ADVISORY BOARD

Minutes –December 4, 2000

The District II Advisory Board meeting was held at 7 p.m. at the Rockwell Branch Library, 5939 E. 9th Street North.

Members Present

David Babich
Tom Byrne
Michele Chauncey
Charlotte Foster
John Fuller
Alice James
Shirley Jefferson
Mike Pompeo

Members Absent

Mary Herrin
George Laham
Susan Leasure
Council Member Pisciotte

Guests

Rex Beals
Krista Clark
Andy Dunlap
Chris Dunlop
Greg Ferris
John Harvey II
Toni Holzman
Randy Johnson
Patricia Kufahl
Cecil Masters
Chris McElgunn
Frank C. McMaster
William McNeil
Phil Meyer
Ann Milligan
Dick Milligan
Floyd Neitzel
Janice Neitzel
Joseph Pitzer
Danny Robbins
Gloria Wecker
Ann Wellner
Robert Wellner

City of Wichita Staff

Donna Goltry, MAPD
Scott Knebel, MAPD

1st Chair Pro Tem Michele Chauncey called the meeting to order at 7:05p.m.

Charlotte Foster(Tom Byrne) moved the agenda be approved as submitted. The motion passed (8-0).

No items were submitted for the public agenda, unfinished agenda, new business, board agenda, or the traffic agenda.

PLANNING AGENDA

1. CUP 2000-00047-DP-196 Amendment #1

Donna Goltry, MAPD, presented this requested amendment to the One Kellogg Place Community Unit Plan, zoned “LI” Limited Industrial and ”GC” General Commercial, to expand the CUP with new parcels and to modify the general provisions, parcel sizes and uses.

The **District Advisory Board** listened to presentations by MAPD, and the agent for the property owner. Following the presentations the DAB allowed the affected residents to present their concerns associated with the CUP change. The residents reasons for disapproval of the project were: 1) potential increase in traffic; 2) difficulty accessing their neighborhoods; and 3) the condition of unpaved roads in the area.

Following the public presentation the DAB asked questions of all involved parties and recommended unanimously (8-0) to the MAPC the CUP amendment be approved.

Action: Approved the request

2. ZON2000-00053

Donna Goltry, MAPD, presented a request for a Zone change from “MF-29” to “MH” on a 11.13 acre site located south of Waterman and east of Ellson.

The **District Advisory Board** listened to presentations by MAPD, and the agent for the property owner. Following the presentations the DAB allowed the affected residents to present their concerns associated with the zone change. The residents reasons for disapproval of the project were: 1) the number of dwelling unites per acre; 2) increased traffic to an area difficult to access; and 3) the condition of unpaved roads in the area.

Following the public presentation the DAB asked questions of all involved parties and expressed concern with the number of dwelling units per acre.

The developer, Doug Gaddis, stated he would agree to limit the development to five dwelling units per acre.

The DAB recommended unanimously (8-0) to the MAPC the zone change be approved .

Action: Approved the request.

3. ZON2000-00059

Donna Goltry, MAPD, presented a request for a Zone change from “SF-6” to “MF-18” on a 3.25 acre site located north of 45th Street North and 3/8 mile east of Rock Road.

The **District Advisory Board** listened to presentations by MAPD, and the developer. Following the presentations the DAB members expressed the following concerns: 1) the number of dwelling units per acre; 2) the design of the structures to be developed.

Staff recommended denying the request for “MF-18” zoning, but recommended approval of “TF-3” zoning with a conditional use to allow multi-family use up to 14.5 units per acre.

The developer, Randy Johnson, stated “MF-18” with a protective overlay would be a better alternative. Johnson added this would be less costly and cause less delay.

The DAB members recommended (6-1) (Pompeo) denying the request for “MF-18” zoning.

The DAB members recommended (6-1) (Pompeo) approval of the staff recommendation for TF-3 zoning. DAB II recommends if a conditional use permit is filed it be approved to allow multi-family use up to 14.5 units per acres.

Action: Denied the request.

4. CON2000-00054

Scott Knebel, MAPD, presented a request for a Conditional use for a wireless communication facility. Located south of Kellogg and west of 127th Street East.

The **District Advisory Board** listened to presentations by MAPD, and the agent for the property owner. Following the presentations the DAB listened to presentations by MAPD, and the agent for the project. Following the presentations the DAB members expressed the following concerns: 1) the availability of space on existing towers; 2) the design of the towers and the how the appearance would affect the neighborhood.

The developer, Greg Ferris, has attempted to acquire space on existing towers in the area and has not been successful. Ferris agreed to the withdraw his request if an existing tower becomes available

The DAB members recommended (6-1) (Foster) approval of the conditional use request with the condition if suitable space on an existing tower comes available prior to this case being closed the applicant would withdraw this request.

Action: Approve the request.

With no further business the meeting adjourned at 10:15.

Submitted by,

Donte Martin
Neighborhood Assistant, District II